

# Sean Daniels

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## PROFILE / EXPERIENCE

### Project Management / Team Leadership / Organization Building

- Certified General Contractors., Melbourne, FL (2015-2021) – Director of Operations
- Ivey's Construction, Inc., Merritt Island, FL (2006-2015) – Project Manager
- JB Mathews, Inc. Apopka, FL (2005-2006) – Project Manager
- Lennar Homes, Inc. Rockledge, FL (2004 – 2005) – Superintendent

## EDUCATION

- **Certified General Contractor License #CCG153037,**  
DBPR, State of Florida (2021)
- **Professional Masters of Business Administration**  
University of Central Florida, Regional BCC Campus Palm Bay, FL (2011)
- **LEED Green AP, BD&C**  
USGBC (2011)
- **Bachelor of Science in Business Administration Management**  
University of Central Florida, Orlando, FL (2004)
- **EMT, Firefighter Certificate**  
Seminole Community College, Sanford, FL (2000)

## SKILLS / RESPONSIBILITIES

- Develop New Client Opportunities, Foster Ongoing Relationships
- Work Through Concept Planning with Ownership for Design Purposes
- Coordination of Design Team and Permitting, Review Plans for Accuracy and Constructability
- Create and Provide Project Estimates and Schedules
- Create and Execute Contracts for Owners and Subcontractors
- Create and Track Changes and Costs
- Create Billing Schedules of Values and Process Billings, Verify Work in Place Prior to Payment
- Review Project Designs and Costs for Value Engineering / Alternative Approach
- Proficient with MS Office Suite, Adobe, On Screen Takeoff, Etc.
- Hold and Track Project Meetings, Distribute Communication Between the Customer, Team Members, and Subcontractors
- Manage Project Conflicts and Unexpected Challenges Directly with the Customer
- Manage Customer Expectations and Fulfill Commitments Made.
- Manage Permitting Process, Coordinate Submission, Track Review, Execute Inspections
- Solicit and Review Subcontractor Proposals, Evaluate for Completeness or Deficiencies, Develop Subcontractor Pricing Documentation, Manage Subcontractor Performance and Payment
- Compliance with Florida Lien Law, OSHA, and Local Codes and Requirements

## PAST PROJECTS

- Lennar Homes - Single Family Homes, Multifamily Homes – New Construction– (15M)
- NASA - LC 39B Infrastructure Improvements (3.5M), LC 39B Lightning Protection Towers (32M)
- Hensel Phelps Construction - Pentagon Renovation Project, Wedges 4 & 5, Arlington, Virginia (9.9M)
- Brevard County - Brevard County Detention Center Expansion (4.6M),
- Titusville Historic Courthouse Improvements-(300K)
- Canaveral Port Authority- Cruise Terminal #1 – Scheduling and Sub Management
- Delaware North Parks Services - NASA Central- KSC Visitor Complex (8.4M) -Atlantis Orbiter Relocation (375K)
- Medical Solutions Telecommunication Center-Office Expansion/Renovation (1.3M)
- Dowdy Retail Development – Renovate Retail Plazas International Drive (2.5M)
- Solutions Manufacturing – Technology Manufacturing Buildout (800K)
- Certus Memory Care –64 Multiunit Unit Memory Care Facilities (30M, 3 Projects)
- Tomahawk Robotics – Office & Technology New building (2M)
- Brevard Health Alliance – Office and Generator Buildout (350K)